

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Cottleville has received a development application that requires a Public Hearing before the Planning and Zoning Commission on Monday, February 3rd, 2025 at 7:00 p.m. or as soon thereafter as same may be heard in the Board Room, City Hall, 5490 Fifth Street in Cottleville, Missouri and before the Board of Aldermen on Wednesday February 19, 2025, at 7:00 p.m. or as soon thereafter as same may be heard in the Board Room, City Hall, 5490 Fifth Street, in Cottleville, Missouri concerning the following request:

**REQUEST REZONING A 23.854 ACRE TRACT OF LAND AND PROPOSED
PROJECT NAME: "VILLAGE AT TWIN CREEKS"**

Name of Owner: Zachary S. Westrich

Name of Applicant: Lombardo Homes of St. Louis, LLC

Present Zoning Classification: R-1A (Single Family Residential 1 acre)

Proposed Zoning Classification: R-1C (Single Family Residential 1/3 acre)

Location of Property: North of St. Charles Street and West of Crooked Creek

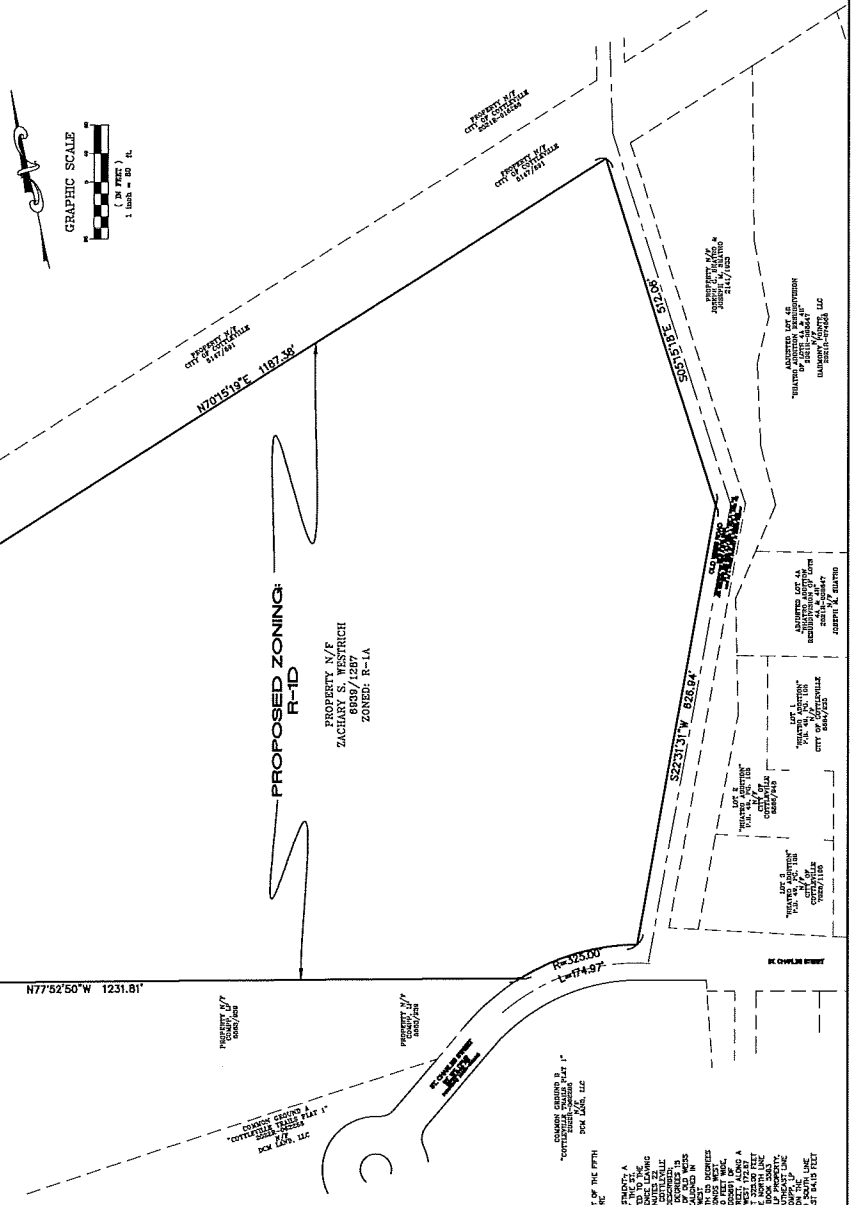
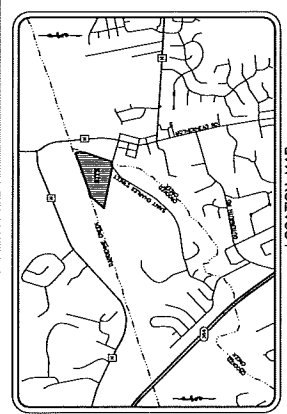
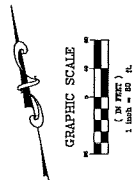
Legal Description of the Property: A Tract of Land Being Part of U.S. Survey 304, Township, 46 North, Range 3 East of the Fifth Principal Meridian, City of Cottleville, St. Charles County, MO and the full Legal Description is on File at City Hall.

For more information about this proposed application please visit the City website: www.cityofcottleville.com and select the Public Hearings page. You may also contact the Public Works Director at (636) 498-6565 ext. 204 or at Michael.padella@cityofcottleville.com.



Michael Padella, Public Works Director
City of Cottleville, Missouri

A REZONING EXHIBIT FOR
VILLAGE AT TWIN CREEKS
 A TRACT OF LAND BEING PART OF
 U.S. SURVEY 304
 TOWNSHIP 46 NORTH, RANGE 3 EAST
 OF THE FIFTH PRINCIPAL MERIDIAN
 CITY OF COTTLEVILLE
 ST. CHARLES COUNTY, MISSOURI



LAND DESCRIPTION:
 A TRACT OF LAND BEING PART OF U.S. SURVEY 304, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF COTTLEVILLE, ST. CHARLES COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 8 OF 46th INDEPENDENT BOUNDARY ADJUSTMENT; A COURSE SOUTH 25° 00' 00\"/>

A REZONING EXHIBIT FOR
VILLAGE AT TWIN CREEKS
 ST. CHARLES STREET
 CITY OF COTTLEVILLE, ST. CHARLES COUNTY, MO 63304



ENGINEERING & SURVEYING
 21 Park View Blvd.
 St. Charles, MO 63011
 Tel: 636-931-1000
 Fax: 636-931-1002

2024 Missouri Professional Engineer License # 202400000000
 Missouri State Board of Professional Engineers & Surveyors
 Missouri State Board of Professional Engineers & Surveyors
 Missouri State Board of Professional Engineers & Surveyors
 Missouri State Board of Professional Engineers & Surveyors

DECLARATION OF RESPONSIBILITY
 I, the undersigned, being a duly Licensed Professional Engineer, do hereby certify that I am the author of the design and drawings herein and that I am a duly Licensed Professional Engineer in the State of Missouri. I understand that these drawings and specifications are to be used for the purpose of obtaining a permit for the construction of the above described project, and I am aware that any violation of the provisions of the Missouri Professional Engineers and Surveyors Act, Chapter 323 R.S.Mo., may constitute a criminal offense under the laws of the State of Missouri.

11/07/2024
 ZACHARY S. MARCH
 PROJECT NUMBER: 1768548PFE.DWG
 CLIENT NAME: CMA
 JOB NUMBER: 1768548PFE.DWG

REZONING EXHIBIT